EXCLUSIVE OFFERING MEMORANDUM

5885 MILLER RD

(5885 SW56th St) Miami, FL 33155

Presented By:

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Executive Summary

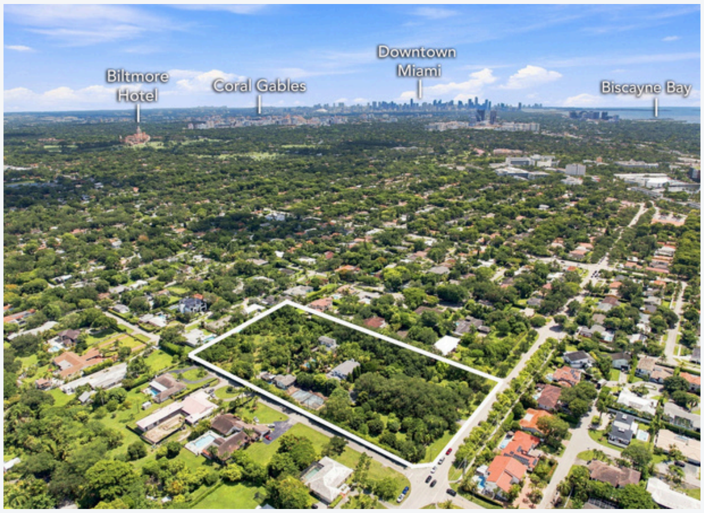
Presenting a once-in-a-generation 5-acre development opportunity in the heart of Miami. As one of the last remaining single parcels of this scale available in the urban core, this trophy asset offers an unprecedented canvas for developers, luxury homebuilders, and strategic land investors.

Ideally situated just blocks from the prestigious Coral Gables city limits, the property is surrounded by established high-end luxury estates and residential communities. The grounds currently feature
a classic, beautifully maintained estate offering immediate utility, site security, or potential rental income during the entitlement and rezoning process.

Investment & Development Highlights

- **Immediate Subdivision Potential:** By-right capability to subdivide into five premium 1-acre residential lots under current zoning.
- **Massive Density Upside:** Strategic pathway to apply for a zoning change to **EUN or RU-TH (Townhouse)**, allowing a developer to significantly increase lot yield and maximize ROI.
- **Trophy Location:** Positioned in a highly sought-after submarket just outside Coral Gables.
- **Favorable Topography:** Designated Flood Zone X—no flood insurance required, minimizing holding costs, fill requirements, and development hurdles.

Property Aerials & Boundaries



Estate Grounds & Entrance

A grand, gated entrance with a long canopy-lined driveway leads to the existing classic estate. The lush, mature landscaping provides an immediate sense of prestige and privacy, setting the perfect stage for a high-end luxury community or a sprawling private compound.

Existing Classic Estate

The current residence stands as a testament to classic Miami architecture, featuring stately columns and expansive grounds. For investors seeking to redevelop the site, this structure provides a beautiful footprint and potential holding income while future zoning (EUN/RU-TH) is secured through the county system.